

Submitted December 14, 2016
Approved as of
Date December 14, 2016

MINUTES OF THE ROCKVILLE PLANNING COMMISSION
MEETING NO. 18-2016
Wednesday, October 19, 2016

The City of Rockville Planning Commission convened in regular session in the
Mayor and Council Chambers at 7:00 p.m.
Wednesday, October 19, 2016

PRESENT

Charles Littlefield, Chair
Anne Goodman Jack Leiderman
Don Hadley Gail Sherman
 John Tyner, II

Present: Andrew Gunning, Deputy Director
Eliot Schafer, Assistant City Attorney
Jim Wasilak, Chief of Zoning
Bobby Ray, Planning Supervisor
Nicole Walters, Senior Planner
Brian Wilson, Principal Planner
Greg Lyons, Senior Transportation Engineer
Jeff Ratteree, Principal Civil Engineer
Elise Polydoroff, Assistant City Forester

I. REVIEW AND ACTION

- A. Site Plan Application STP2016-00285, Ingleside at King Farm – A proposal to construct the second phase of an existing continuing care facility at 701 King Farm Boulevard. The property is zoned PD-KF.

Brian Wilson presented the staff report and answered questions from the Commission about moderately priced dwelling units, bicycle parking and development phasing. Additional comments and concerns that were submitted by a member of the public were also distributed and discussed, addressing engineering, sediment control and construction issues. Jeff Ratteree with the Public Works department answered questions from the Commission about water and sewer capacity and service through the area, sewer capacity improvement options available to the applicant, as well as stormwater management and sediment control.

Thomas Seybold, Vice President of Ingleside, addressed the Commission, as did his representative, Barbara Sears with Linowes and Blocher. They discussed parking, drainage, the stormwater pond, water and sewer improvements, bicycle parking, and the affordable housing senior program requirements as part of the overall project development plan.

Jeff Amateau with Vika Engineering discussed sewer service options being discussed with the

Public Works department, as well as stormwater and sediment control.

Commissioner Leiderman moved, seconded by Commissioner Hadley, to approve the site plan subject to the findings and conditions, with an amendment to condition #8 to refer to the senior affordable housing program required in the approving resolution instead of the MPDU program. The motion passed 6-0.

- B. Site Plan Application, STP2016-00283, Redland Tech Center – A proposal to allow for three (3) phases of work: Phase One (550 Gaither Road) to construct a 2,500 square foot café pavilion, landscape plaza and façade improvements to one of the existing buildings at 540 Gaither Road; and Phases Two and Three (560 & 570 Gaither Road) propose up to 300,000 square feet of additional office use in 2 buildings with structured parking, along with associated site improvements. The applicant also seeks a parking waiver request from Section 25.16.03(d) to waive the construction of 25 parking spaces.

Nicole Walters presented the staff report and answered questions by the Commission. She indicated that, if approved, an initial phase of the project would need to be underway within two years, but as multi-phase project, the overall approval for the project would extend to eight years. Asked if this approval would result in reserving roadway capacity for this project during that period, staff responded that it would.

The applicant, represented by attorney Christopher Ruhlan with Lerch, Early and Brewer, addressed the Commission. He discussed the eight year validity period for multiphase projects, and believed that the office development location with this project is beneficial given proximity to nearby Metro service.

Pat LaVay, engineer for the project, addressed the Commission and discussed the parking waiver, buffers, the adjacent gas station, and other issues.

Will Zeid, transportation consultant, addressed the Commission.

Public testimony was provided by Tim Moyer, King Farm resident across the street from the proposed development. He expressed concern about traffic, light pollution, buffers, and construction that could occur over an eight year period.

The Commission discussed various aspects of the application, including buffers that may be necessary, screening in the parking garage, and the possibility of requiring the 11th floor of the office building facing Gaither Road to be set back from the rest of the building.

Commissioner Hadley moved, seconded by Commissioner Goodman, to approve the site plan application subject to the findings presented and the conditions, with modifications: condition #7 is clarified to be consistent with the site plan phases at exhibit 5 regarding bicycle parking; condition #8 is clarified to be consistent with the site plan phases at exhibit 5 regarding showers and lockers to be provided; and a new condition to require the 11th floor in phases two and three facing Gaither Road to be set back, and will be presented to the Planning Commission for review and approval prior to building permits issued for either phase, and is intended to ameliorate

impacts on the residential uses on the other side of Gaither Road. A friendly amendment was added and accepted to include in the condition the requirement to have the applicant hold another community meeting to convey those changes prior to the Commission's review.

The motion passed 5-1 (Commissioner Leiderman voted no).

Commissioner Tyner moved, seconded by Commissioner Sherman, to approve the parking waiver of 25 spaces. The motion passed 5-0-1 (Commissioner Leiderman abstained).

II. COMMISSION ITEMS

- A. Staff Liaison Report** – Mr. Gunning reported on the next Commission meeting and other items.
- B. Old Business** – none
- C. New Business** – Commissioner Leiderman provided parting comment since this is his final Commission meeting. The Commission thanked him for his service.
- D. Minutes** - none
- E. FYI Correspondence** - none

III. ADJOURN

There being no further business to come before the Planning Commission, the meeting adjourned at 1:13 a.m.

Respectfully Submitted,

Andrew Gunning, Commission Liaison